



IMPOSING SIX BEDROOM FAMILY HOME LOCATED ON A SOUGHT AFTER ROAD

Astons Road, Moor Park, HA6 2LE



Astons Road, Moor Park, HA6 2LE

Description

Occupying a plot of approximately 0.4 of an acre in one of Moor Park's most sought after roads, is this imposing detached house, built bespoke in 2013 offering 5,534 sqft of accommodation over three well-appointed levels.

This stunning residence has been thoughtfully designed to optimise space and light throughout, creating a stylish family home.

Approached via a sweeping carriage driveway, to a grand portico entrance where the front door opens into an impressive hallway with porcelain floors, a bespoke circular Oak staircase, and flows effortlessly through to the dining room with glass doors giving views across the rear garden. Double doors reveal the formal living room with its high corniced ceilings, a feature fireplace and bi-fold doors. To the front aspect is a generous study with low-level sash windows and plantation shutters. Designed by Stoneham, the bespoke kitchen is fitted with ample cabinets with integrated Miele appliances, Quoker tap, and a central island. Completing the ground floor is a cosy family room with bi-fold doors, a utility room with internal access to the garage and a guest cloakroom. Ascending the staircase to a large galleried first floor landing with enough space for a seating area or to practice yoga whilst taking in the views courtesy of the floor to ceiling glazing.









The principal suite comprises a large bedroom, with a walk-in dressing room and a luxurious ensuite bathroom with his & hers wash basins, shower enclosure, wall hung wc and a freestanding bath tub. On this floor, there are three further double bedrooms, all with ensuites and built in wardrobes. Moving up to the second floor there are two double bedrooms, a shower room and wc, and a spacious storage room.

The east-facing rear garden boasts a large paved terrace, overlooking the expansive lawn with mature shrub borders and a selection of trees. A granite paved carriage driveway provides ample off street parking and access to the integral garage. Further benefits include carpets on the 2nd floor, underfloor heating on the 1st & 2nd floor, a water softener and a rainwater collection system in the garden.

Location

Astons Road is conveniently located within a short walk of the Metropolitan Line train station within the heart of the estate. Northwood, Rickmansworth and Watford's town centres are also accessible offering a further wide range of shops, restaurants, supermarkets and shopping centres. The local area is well served for state and private schools, which includes Merchant Taylors Junior and Senior Schools which are both on the estate. Major motorways and airports are also within reach.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: H

Energy Efficiency Rating: B



Approximate Gross Internal Area
 Ground Floor = 221.3 sq m / 2,382 sq ft
 First Floor = 216.2 sq m / 2,327 sq ft
 Second Floor = 83.4 sq m / 898 sq ft
 Total = 520.9 sq m / 5,607 sq ft
 (Including Garage)

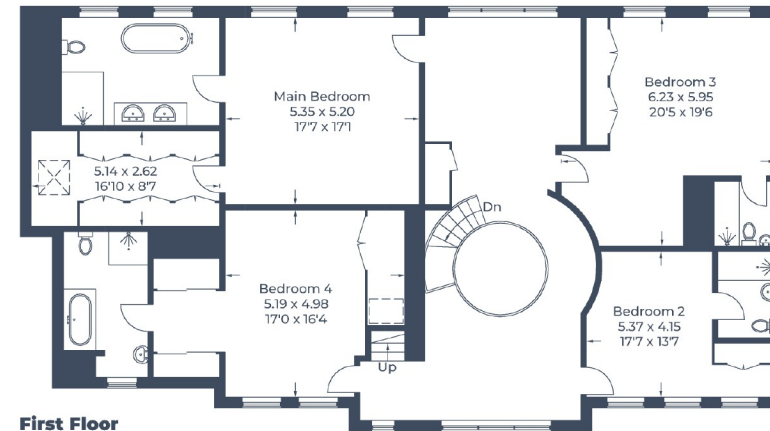
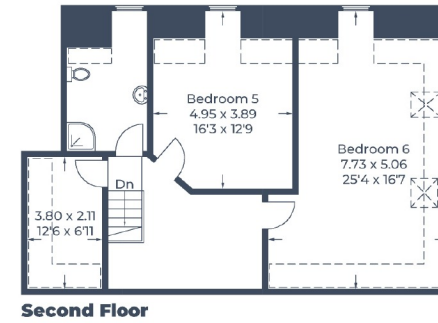
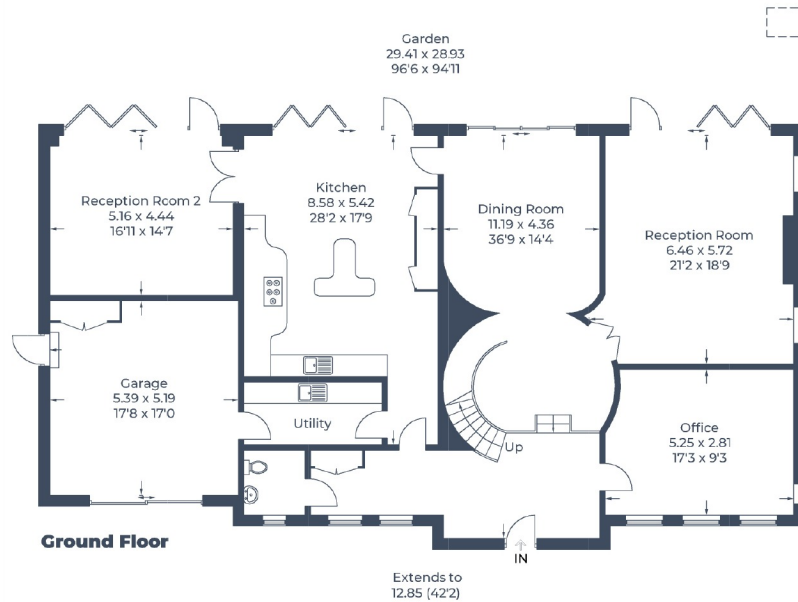


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons



North Approach, Moor Park, Northwood HA6 2JQ
 Tel: 01923 820622 Email: moorpark@robsonswb.com
www.robsonswb.com

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.